



City of Santa Barbara
Airport Department

DATE: January 20, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Homer T. Hayward Lumber Company, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a one year Lease Agreement with Homer T. Hayward Lumber Company, Inc., a California Corporation, for 54,126 square feet of improved land, at 79 Frederic Lopez Road, at the Santa Barbara Airport, effective December 8, 2009, for a monthly rental of \$7,562, exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Homer T. Hayward Lumber Company has been an Airport tenant since November 2000, storing lumber and equipment on 54,126 square feet of Lot 16 at 79 Frederic Lopez Road. At this time, Hayward proposes to re-lease the premises they currently occupy for an additional one-year term. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.14 per square foot, for a total monthly rental of \$7,562. This represents a three (3) percent increase over the previous rental. The rental rate is comparable to other land on the Airport for similar use and in similar condition.

The proposed Lease Agreement was negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map